

March 29, 2024

Hello Valued Housing Partners,

Abode would like to inform you about recent California housing laws that may or may not impact you. We aim to offer this as a useful resource for you, and we hope this information is helpful.

If you have any questions about these laws, please email [landlords@abode.org](mailto:landlords@abode.org).

If you have questions about your specific unit/tenant, please reach out to your assigned housing specialist for support or you can email or call us at 1-800-811-0393 and we can connect you.

We are grateful for your partnership!

## 2024 California Rental Law Updates

**Government Rental Subsidy SB 267** prohibits property owners from using an applicant's credit history to determine their financial eligibility without offering them the opportunity to provide evidence of legal means to pay rent instead. Under the law, if the applicant is applying for a lease and has a government rental subsidy, such as Section 8, and is able to verify that they can afford to pay rent, the landlord is required to consider them during the application process regardless of their credit history. Effective January 1, 2024.

**Crime-Free Housing Policies AB 1418** prevents local governments from imposing penalties or requiring landlords to evict tenants based on calls to law enforcement, suspected criminal activity, or other alleged nuisances. Effective January 1, 2024.

**Rent Control AB 1620** would require that tenants in rent-controlled units who have permanent disabilities related to mobility be allowed to relocate to an available and accessible unit at the same rental rate and terms. This requirement will apply to properties with five or more rental units. Effective January 1, 2024.

**No-Fault Just Cause SB 567** will impact landlords who make tenants move out so they can move into a home. Effective April 1, 2024.

**Security Deposit AB 12** limits the amount landlords can charge for a security deposit to just one month's rent instead of two. This new law will allow owners of no more than two rental properties, or no more than four units, to request up to two months of rent. Effective July 1, 2024.



(see next page for more detail & hyperlinks to the bills themselves)

- 1.) [Senate Bill 267](#) - If someone applying for a lease has a government rental subsidy, such as Section 8, SB 267 prohibits property owners from using an applicant's credit history to determine their financial eligibility without offering them the opportunity to provide evidence of legal means to pay rent instead. Under the law, if the applicant is able to verify that they can afford to pay rent, the landlord is required to consider them during the application process regardless of their credit history. Effective Jan. 1, 2024.
- 2.) [Assembly Bill 1418](#) will prevent local governments from imposing penalties or requiring landlords to evict tenants based on calls to law enforcement, suspected criminal activity, or other alleged nuisances. The legislation will stop governments from forcing the eviction of an entire family due to a felony conviction of a single family member. The new law does not stop landlords from performing background checks, only city policies that require them. Effective Jan. 1, 2024.
- 3.) [Assembly Bill 1620](#) allows local governments that have enacted rent control to maintain the same rent amount if the tenant requests to move to a more ideal or smaller unit due to a permanent disability related to mobility. If there is no elevator on the floor of the tenant's current rental unit, the landlord must allow the move as long as the new unit is in the same building, shares the same owner, and does not require renovation. Tenant must be current on their rent. Any security deposit paid by the tenant in connection with their rental of the dwelling or unit being vacated shall be handled in accordance with existing security deposit law upon the tenant's move. Effective Jan. 1, 2024.
- 4.) [Senate Bill 567](#) - Landlords will not be able to evict tenants to move in family members if there is no other vacancy on the property. If there are no vacancies, landlord can lawfully evict a tenant but must prove they are moving in family members within 90 days after the tenant is evicted and that they will occupy the unit for at least one year. Effective April 1, 2024.
- 5.) [Assembly Bill 12](#) caps security deposits at one month's rent, regardless of whether a unit is furnished or unfurnished. Owners of no more than two rental properties, comprising no more than four units, can request up to two months' rent. Already existing leases will not be affected by this new law. Effective July 1, 2024.

Additional Reading:

<https://caanet.org/whats-new-in-rental-housing-law-for-2024/>

<https://www.kqed.org/news/11970993/these-new-california-housing-laws-are-going-into-effect-in-2024>